

**21 Hailes Avenue
Edinburgh EH13 0NA**

Offers Over £340,000

- Bay window lounge featuring decorative fireplace
- Kitchen fitted with a range of floor and wall mounted units, gas hob and electric oven and white goods included in sale
- Large dining room with French doors to back garden
- Two double bedrooms with master featuring fitted wardrobes
- Bathroom fitted with three-piece suite and mains shower over bath
- Large box room
- Gas central heating and double glazing
- Beautifully kept private garden
- Free on-street parking



2



2



1



EPC C



Maindoor Flat

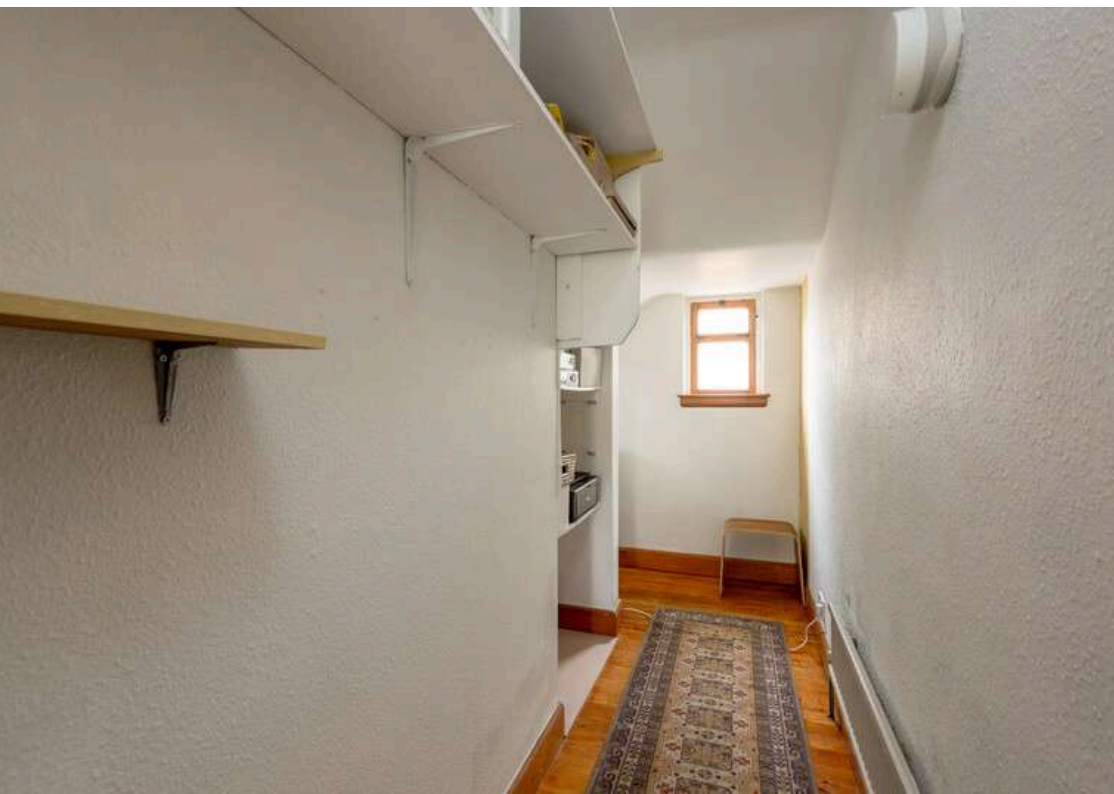
Blair Cadell are delighted to bring to market this beautiful lower flat in the sought after Colinton area of Edinburgh. With stunning gardens to the rear and side of the building, the property will appeal to many and must be viewed.

The accomodation comprises of an excellent bay window lounge featuring a lovely decorative fireplace making it the perfect place to relax with friends and family. Kitchen fitted with a range of floor and wall mounted units, gas hob and electric oven and white goods which are included in the sale. The kitchen leads through to a large dining room which offers access to the back garden through French doors and is easily large enough to be used as a second living area offering great flexibility. There are two double bedrooms with one featuring fitted wardrobes. A large family bathroom fitted with a three piece suite and mains shower over the bath. The hallway has a useful cupboard and a large box room offering plenty of useful storage space. There is gas central heating and double glazing through for maximum efficiency. Outside there are beautifully kept gardens with mature flowerbeds, an apple tree providing cooking apples and a lovely patio area, perfect for hosting barbeques. Free on-street parking is also available.

The property is located on Hailes Avenue, a quiet cul-de-sac, part of a small and desirable established residential area in Colinton. There is a variety of independent retailers and specialty shops along with a range of amenities, including a Co-op, pharmacy, GP practice, post office, restaurants, pubs and major supermarkets nearby. Morningside and Bruntsfield are both within easy reach and offer a further wide range of shops including a Waitrose, a cinema, theatres and a selection of eateries for evening entertainment. The area offers country park walks and the Pentland Hills on the doorstep. There is a great choice of schools, including Juniper Green Primary School, Currie High School, Firhill and Merchiston Castle School with other independent schools a short drive away. The area is very well served by regular public transport links, with the bus to the city centre a 1 minute walk away. The City Bypass and the motorway networks are easily accessible.

Viewing by appointment on 0131 337 1800

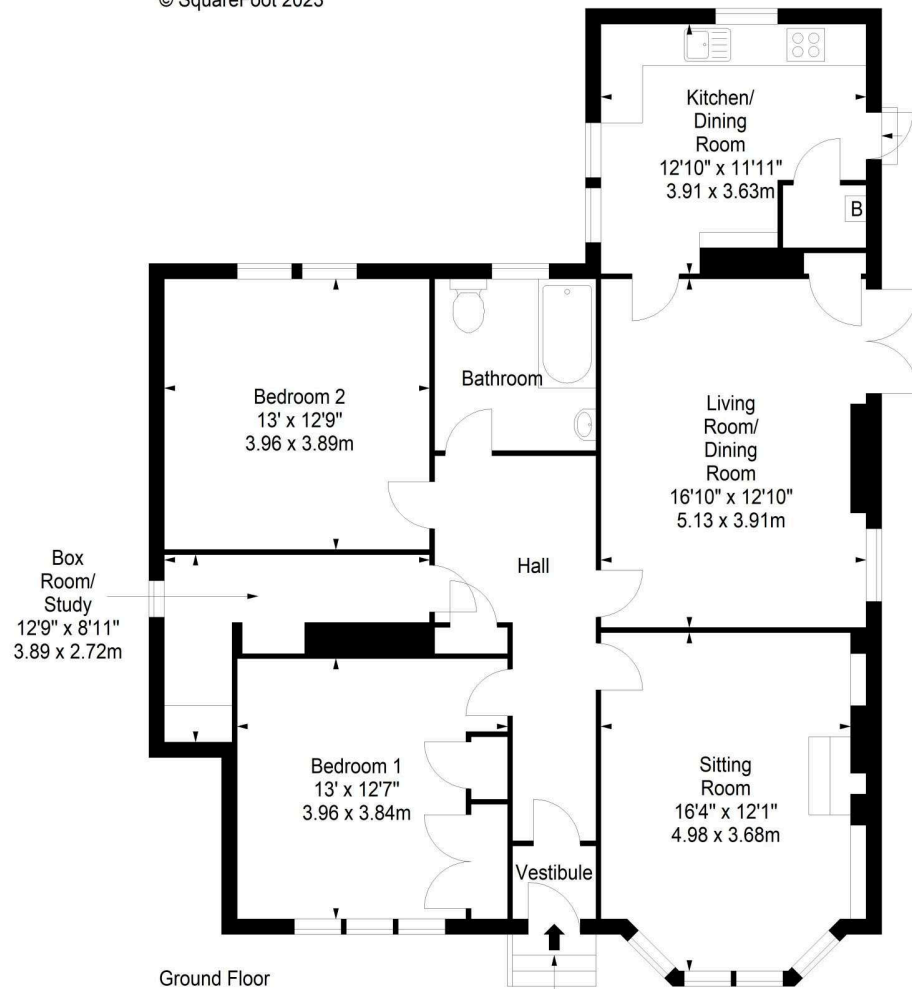
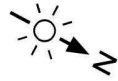




Hailes Avenue,
Edinburgh,
Midlothian, EH13 0NA



Approx. Gross Internal Area
1184 Sq Ft - 109.99 Sq M
For identification only. Not to scale.
© SquareFoot 2023



Property Centre:
1 Harrison Gardens
Edinburgh EH11 3NA
Tel: 0131 337 1800
Fax: 0131 337 1118

DX ED 92, Edinburgh
E-mail: property@blaircadell.com
www.blaircadell.com

